

**RFP 132-06-09 Questions and Answers**  
**August 12, 2009**

- Q The GA cover calls for 36,000 SF BOMA rentable for this RFP, but when the program spaces are added up they equate to 26,400 SF (approx.) which includes 6,093 SF of “common space”. Please clarify how this works.
- A. Circulation and common areas such as phone rooms, storage space, and support areas which are currently undefined will make up a portion of the floor plan.
- Q. In the program requirements there is no “wall / workstation” note for support areas. Can we assume there is no preference for these spaces?
- A. These areas will be defined by the make up of the floor plan (*examples - glass, casework, counters, etc.*)

**\*\*\*\*\*Q & A from the Pre-Proposal Conference of August 6, 2009\*\*\*\*\***

- Q1)** Is there any way to get an office layout in a generic layout?
- Q2)** Are all the private offices spread out evenly; can you have one floor spread out for support?
- Q3)** (Is it) desire(d) that the attorney offices have windows?
- Q4)** How are the attorney and support set up/laid out?
- Q5)** Is there a central filing system? Is it close by, how are the support functions, i.e., copying, etc.?
- Q6)** Do you want the cost of the items?
- Q7)** Does the lease rate include the basic requirements from the LSRs?
- Q8)** Will minimum standards be addressed in A4 and A5 of the LSRs?
- Q9)** Does Section A pertain to shell/core, including cost per square foot and Section B interpreted after the fact?

**The questions preceding this paragraph** were raised concerning the design of the leased space and are labeled as **Q1)** through **Q9)**. In general terms, these questions addressed how proposers were to design the space for a ‘best fit’ for the TENANT.

The best answer to all these questions was that the DEPARTMENT is not looking for a design/build situation nor a turnkey project but rather that proposers should submit a shell and core design that the DEPARTMENT can use to further develop a space plan. The submittal should be developed using the *Real Estate Services Leased Space Requirements – July 2005 edition* (LSRs). Once an Apparent Successful Proposer (ASP) has been identified, the DEPARTMENT's design team, working with the TENANT, will develop a floor plan (using the ASP's floor shell and core plan) which will be shared with the ASP who will, in turn, create final drawings to use for permitting and buildout of the space.

The ASP's proposed rent rate is expected to include the costs of buildout as delineated in the LSRs. Section A (especially A4 & A5) spells out what shall be included in the lessors offer. Section B has to do with cost calculations for the expected bid cost breakdown (after the planning is finished and the approved plan can be costed out). Section C explains the level of quality and is performance-based. Any items additional to those called for by the LSRs (A4 & A5 and as informed by Section C) are subject to negotiation as Additional Tenant Improvements to be paid directly by the TENANT to the Apparent Successful Proposer.

**END - Answers to Questions Q1) TO Q9).**

Q. What does "access" mean, how close to the door for public transit?

A. Provide location and distance to stop and frequency of service.

Q. Do you have specific vendors that you are using to provide high speed internet access?

A. Currently using Qwest and prefer to continue using them.

Q. Is there a limitation on high speed internet providers?

A. No.

Q. Why is the agency moving from a state facility?

A. Not necessarily moving – looking for options. (NOTE: the current offices for the Attorney General are NOT located in a state-owned facility. It is a privately-owned leased facility)

Q. How do you plan to handle RFI's?

A. Will publish Q and A on our website - <http://www.ga.wa.gov/RES/LeasedSpace.htm>

Q. Can the proposers receive identifying values for the costs assigned by OFM for the costs not contained in the proposal?

A. Yes. See the bolded information immediately following:

**The estimated operating costs for Five Year lease term (based on midterm date of 7/1/2013) are as follows:**

**Dollar per Square Foot per Year**

<b>Energy</b>	<b>\$1.74</b>
<b>Custodial</b>	<b>\$1.99</b>
<b>Water/Sewer</b>	<b>\$0.26</b>
<b>Garbage</b>	<b>\$0.09</b>

**The estimated operating costs for Ten Year lease term (based on midterm date of 7/1/2016) are as follows:**

**Dollar per Square Foot per Year**

<b>Energy</b>	<b>\$1.87</b>
<b>Custodial</b>	<b>\$2.13</b>
<b>Water/Sewer</b>	<b>\$0.28</b>
<b>Garbage</b>	<b>\$0.10</b>

Q. Will the tenant agency be presenting an addendum?

A. There is no addendum.

Q. Clarification on parking – is that the minimum or if a public transit allows, would you consider less?

A. That is the minimum.

Q. Is this RFP process wasting our time? Isn't it a politically influenced process?

A. This RFP process was developed to make site selection transparent and remove the chance, and any perception of, preference based on bias.

**\*\*\*\*\*END – Q & A from Pre-Proposal Conference\*\*\*\*\***

Q. Would GA accept LEED Silver NC or LEED Silver CI as meeting the requirements of the solicitation?

A. The proposal must meet the *Real Estate Services Leased Space Requirements – July 2005 edition*.

- Q. In the RFP, Section 5.3, #4, Adjacency and Proximity, what is meant by Partners or Service Delivery Providers?
- A. Geographic boundaries provided in the RFP address the TENANT's adjacency and proximity needs.
- Q. Section 5.4, #2 Service Delivery, what are Public Visibility Requirements?
- A. Depending on need, a TENANT may choose to make their location highly visible or completely unseen to others not employed by or having business with the TENANT.
- Q. Per the RFP listed above, a rentable area of 36,000 s.f. (per BOMA) is listed however, the written program only requests 26,421 s.f. usable. Are you anticipating a 26% load factor or is there additional area (not listed in the program) for future expansion? If we can show the program as listed fitting into a building with a smaller load factor would that be acceptable?
- A. Minor ancillary spaces have not been enumerated at this time, the square footage stated in the RFP is accurate.